

PLANNING BOARD MINUTES
MINUTES OF MEETING March 19, 2007

ATTENDANCE; Dottie Osterhout, Chairperson, Ron Vanselow, Assistant Chair, Bill Donovan, William Heidrich, Tim Record, Mark Bergman, Roger Smith. Absent none.

Guests
See attached.

CORRESPONDENCE: None

MINUTES: On a motion by Mr. Bergman, seconded by Mr. Smith the minutes from the February 26, 2007 were accepted as written. A vote determined that all were in favor and no one opposed. Motion carried.

FEBUARY MEETING CHANGE: Due to the Holiday on February 19, 2007 the meeting will be scheduled for February 26, 2007.

SITE PLAN APPLICATION #128-06

Laura Mace presented the information the Board had asked for at the previous meeting. Parking, lighting and the sign were all discussed and the plans were accepted. Off street parking was clarified and lights are to be placed directed downward. With a motion by Mr. Vanselow and seconded by Mr. Bergman a Public Hearing was scheduled for February 26, 2007 at 7:00 PM.

PEACEFUL VALLEY TOWNHOUSED

Peaceful Valley Townhouse Project is removing the median to comply with New York State Law of road widths within subdivision.

Mr. Vanselow will seek legal direction as to whether there is a need for the Board to revisit prior approved subdivisions. Mr. Record agreed with the Town Board that every day now is crucial for this project.

Mr. Vanselow moved to send a letter to the Town Board informing them of the Planning Boards' approval of the Land Use Plan. Mr. Donovan seconded the motion and a vote revealed all were in favor with Mr. Heidrich abstaining pending concerned citizen's ability to be heard. Motion carried.

Kinnarny Subdivision was tabled until February meeting at the request of the Attorney Mr. DeSantis. However Mr. DeSantis did do a preliminary presentation on a four-lot subdivision for Armstrong on Route 28 North Creek.

Mr. Bergman left the meeting at 7:50 PM

Subdivision Application #179-07 Front Street Development

A discussion with the Town Attorney, Mr. Jordan, revealed that the applicants are looking for preliminary approval on the whole project and final approval on phase I. There would also need to be Site Plan applications to cover the planned projects in Phase I. Mr. Heidrich presented a motion with a second by Bill

Donovan to accept application as complete. General discussion ensued on entry road location and golf course changes and what applicant is looking for. Mr. Record presented a motion to schedule a Public Hearing and with a second from Mr. Vanselow all were in favor no one opposed and no one abstained. Board to determine if applicants need individual site plans or a combined one. Mr. Vanselow advised that the definition of Site Plan is a single parcel and single applications would allow the applicant to advance if only one entity had an issue.

Mr. Vanselow moved to adjourn meeting and with a second from Mr. Heidrich meeting was adjourned at 8:22 PM

Respectfully,
Marion Monroe Secretary